8 Clyde Lane, Ballsbridge, Dublin 4.

HUNTERS
ESTATE AGENT

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BER C3

For Sale by Private Treaty

Hunters Estate Agent are delighted to present a tastefully designed two bedroom bijou property ideally located on one of the best lanes in Dublin 4. This light filled property extends to approx. 121 sq.m. (1,306 sq.ft) and boasts views over Herbert Park. No. 8 is tastefully appointed with rooms of generous proportions and benefits from a balcony, roof top garden and a car port offering off street parking.

This prestigious residence is set in the heart of Dublin 4 with a host of amenities on its doorstep including shops, restaurants and bars on Baggot Street, leafy Herbert Park, Fitzwilliam and Lansdowne Tennis Clubs. The property is also only a short walk from the city centre with all its diversions and there are excellent public transport links and a plenty of schools in the area.

Viewing is highly recommended.

SPECIAL FEATURES

- Superb two bedroom bijou property.
- Extends to approx. 121 sq.m. (1,306 sq.ft)
- Views over Herbert Park.
- Tastefully appointed.
- Burglar alarm.
- Double glazed throughout.
- Gas fired central heating.
- Balcony and roof terrace.
- Car port with off street parking for one car.
- Designed by Grattan Architects (Award Winning Architects)
- Ideal location being within a short stroll of many local amenities.

ACCOMMODATION

ENTRANCE HALL

5.59m(18'4'') x 1.71m(5'7'')
Bright and spacious entrance hall with tiled floor, cloaks cupboard, understair storage and audio intercom. Built in shelving incorporating Zanussi washer dryer.

MASTER BEDROOM

5.40m(17'9'') x 5.24m(17'2'')
Solid wood flooring, wall to wall, floor to ceiling fitted wardrobes incorporating dressing table. Wall lighting and door to rear garden.

ENSUITE

White suite incorporating Mira Excel jet shower, pedestal wash hand basin, heated towel rail, wall mounted mirror and WC. Tiled floor and partially tiled walls.

BEDROOM 2

2.72m(8'11'') x 2.52m(8'3'')
Solid flooring and built in wardrobes.

BATHROOM

1.93m(6'4'') x 1.56m(5'1'')
White suite incorporating bath with shower attachment, pedestal wash hand basin, heated towel rail, wall mounted mirror and WC. Tiled floor and partially tiled walls.

UPSTAIRS

LANDING

5.46m(17'11'') x 0.84m(2'9'')
Landing filled with natural light from the wall to wall and ceiling windows. Tiled floor.

LOUNGE

7.22m(23'8'') x 5.27m(17'3'')
Solid flooring and exposed brickwork incorporating Stove burner. Bespoke storage units with built in seating area. Recessed lighting. Audio intercom. Views over Herbert Park.

KITCHEN

5.37m(17'7'') x 5.33m(17'6'')
Range of wall and base units with tiled splash back incorporating stainless steel sink, 4 ring gas ring hob, Miele extractor fan, Whirlpool double oven and dishwasher. Breakfast table incorporating storage units. Modern down lighter and large skylight. Audio intercom. Door to balcony.

BALCONY

Balcony incorporating spiral stairs to roof top garden.

OUTSIDE

The property is approached via a car port offering off street parking for one car. A side entrance leads to the private west facing rear garden incorporating mature shrubs and planting.

BER DETAILS

BER Rating: C3
BER Number: 104298997
Energy Performance Indicator:
211.73 KWh/m2/yr

DIRECTIONS

Traveling along Merrion Road towards the City Centre take the left turn just before Roly's Bistro and follow the road around to the right onto Clyde Lane.

VIEWING

Strictly by prior appointment only with sole selling agents, Hunters Estate Agent, City Centre on 01 668 0008 or
email info@huntersestateagent.ie

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